

# 3 Candlewood Court, Mount Gambier, SA, 5290

## House For Sale

Wednesday, 11 October 2023



3 Candlewood Court, Mount Gambier, SA, 5290

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Bianca Taylor  
0887077224

## Discover Your Dream Home

Nestled in a peaceful cul-de-sac in Conroe Heights, 3 Candlewood Court is a beautifully presented property that offers the perfect blend of comfort, convenience, and style. Located a short distance from Conroe Heights Shopping Centre, Akuna Kindergarten, McDonald Park Primary School, and First Choice Early Education Centre, this home is ideally situated for families seeking a convenient lifestyle.

The moment you step inside, you'll be greeted by an inviting entrance hall leading to the formal lounge designed for relaxation and solitude. With carpeting, downlights, and a ceiling fan, this space provides the perfect retreat after a long day. Opposite the lounge, the master bedroom awaits, featuring a ceiling fan, walk-in robe, and ensuite complete with a walk-in shower, vanity, and toilet. You'll find comfort and privacy in this luxurious haven.

As you continue your journey through the home, you'll discover the open plan living, dining, and kitchen area, offering an abundance of space for both family time and entertaining guests. Equipped with a reverse-cycle air-conditioner, this area ensures year-round comfort for every occasion. The stylish kitchen boasts an island bench, double sink, gas stove top, electric oven, and dishwasher, making meal preparation a breeze. You'll love the seamless flow of the open living space, which overlooks the rear yard and opens up to the impressive outdoor entertaining area, creating the perfect setting for memorable gatherings.

The remaining bedrooms are cleverly located for maximum privacy and convenience. Bedrooms 2, 3, and 4 each feature floor-to-ceiling built-in robes, providing ample storage solutions. Nestled in between these bedrooms, the 3-way bathroom offers a dedicated vanity space, separate toilet, as well as a spacious walk-in shower and bath, catering to the needs of the whole family. The laundry is equipped with plenty of cupboard and bench space, a trough, and an external door leading to the side yard, ensuring functionality and ease of use.

During the winter months, you'll appreciate the gas ducted heating, which keeps the entire home cosy and warm but, the allure of this property extends beyond the interior. The rear pergola offers a semi-enclosed space, complete with retractable blinds, providing the perfect environment for year-round entertaining. Overlooking the spacious and low maintenance rear yard, this generous area will undoubtedly become a favourite spot to relax, unwind, and create lasting memories. The garden shed and 1000L rainwater tank are additional features that further enhance the practicality of this property.

If you've been searching for your dream home, 3 Candlewood Court is the ultimate choice. With its impressive features, convenient location, and stylish design, this property ticks all the boxes. Don't miss out on this opportunity. Contact Bianca Taylor on 0407 613 346 today to arrange your inspection and discover the endless possibilities that await you at 3 Candlewood Court.

### Additional Information:

Land Size: Approx 830m<sup>2</sup>

Building Size: Approx 253.95m<sup>2</sup>

Council Rates: Approx \$1782 per annum

Emergency Services Levy: Approx \$100.30 per annum

Water / Sewerage Rates: Approx \$739 per annum

Age of Building: Approx 2008

Rental Appraisal: \$530.00 to \$550.00 per week